



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
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2021 DEC -9 AM 11:37

## PLANNING BOARD

### NOTICE / AGENDA REGULAR MEETING & PUBLIC HEARINGS GRAFTON PLANNING BOARD

Conference Room A \*  
Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, December 13, 2021

7:00 p.m. Regular Meeting

1. **Public Input**

2. **Action Item**

- A. Determination of Minor Modification (SP 2016-16.2) – 104 Creeper Hill Road, Metrowest Engineering, Inc. / 104 Creeper Hill Road, LLC.
- B. Deliberation and Acceptance Vote - Subdivision Control Rules and Regulations Revisions.

3. **Discussion Items**

- A. Review of Draft Budget
- B. LRRP Funding Assistance Grant
- C. Review Responsibilities for Open Space and Recreation Plan (OSRP) Action Items
- D. Master Plan Update

4. **General Business**

- A. Bills
- B. Minutes of Previous Meetings
- C. Staff Report
- D. Correspondence

5. **Reports from Planning Board Representatives on Town Committees and CMRPC**

6. **Public Meetings/Hearings**

- A. (7:30 PM) Request for Preliminary Plan Approval (PP 2021-02), 340 & 348 Providence Road, Robert Canty / Robert and Marianne Canty (applicant/owner). A Hearing to consider an application for Preliminary Plan approval for a 5-lot Residential Development, on property located at 340 and 348 Providence Road, as shown on Grafton Assessor's Map 124, Lots 57 and 54A. Said property is located in a Medium Density Residential (R20) zoning district. *Continued from November 22, 2021.*
- B. (7:30 PM) Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners). A Hearing to consider an application for Preliminary Plan approval for a 4-lot Residential Development, on property located at 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, as shown on Grafton Assessor's Map 30, Lots 26A, and 250 and Assessor's Map 39 Lots 3 and 4A. Said

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property is located in a Low Density Residential (R40) zoning district. *Continued from November 22, 2021.*

- C. **(7:30 PM) Request for Special Permit (2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner).** A Hearing to consider an application for a Special Permit and Site Plan Approval for a warehouse distribution facility, on property located at 244 Worcester Street, as shown on Grafton Assessor's Map 35, Lot 1. Said property is located in an Office/Light Industrial zoning district and Priority Development Overlay. *Continued from October 25, 2021.*

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

**\* Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, [www.grafton-ma.gov](http://www.grafton-ma.gov).

The December 13, 2021 Planning Board Meeting may be accessed using the following link:  
<https://us06web.zoom.us/j/89812681807>